



MINUTES OF A PUBLIC HEARING MEETING

Monday, January 30, 2017

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor Schaffer
Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer

1. CALL TO ORDER

Mayor Schaffer called the Public Hearing to order.

Mayor Schaffer read a statement regarding the procedure to be followed for the Public Hearing.

The Deputy Corporate Officer advised that the Hearing had been publicized as follows: A Public Hearing notice was placed on the City Hall notice board on January 17th and it was advertised in the Langley Advance on January 19 & 26. She further noted that 4 pieces of correspondence were received. Three in favour and one noting concern.

2. BUSINESS

- a. Bylaw 3008 - Official Community Plan Amendment Bylaw
The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed *Environmentally Sensitive Areas Mapping Study* which include:
- revised policies reflecting the ESA Mapping Study
 - revised guidelines for ESA's
 - revised map showing sensitivity values reflecting the ESA Mapping Study

- adding a new, dedicated map showing fisheries watercourse classifications

The Mayor invited Gerald Minchuk, Director of Development Services to review the proposed bylaw amendments.

The Director of Development Services & Economic Development reviewed the process that the Environmentally Sensitive Area (ESA) maps were determined and noted that the focus was on protection and enhancement of ESAs. The amendment before Council would incorporate the ESA mapping study recommendations into the City's Official Community Plan Bylaw. Public input was solicited from residents and stakeholders as follows: a public open house; consultation with the Parks, Recreation and Environment Advisory Committee; and stakeholder meetings.

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw amendments to present their comments.

Rhys Griffiths - 5219 197A Street:

Mr. Griffiths stated that he was presenting comments on behalf of Robert Puls, President of the Langley Field Naturalists (LFN). LFN was an identified stakeholder in the consultation process for the development of the ESA mapping study. LFN was pleased that the City is proposing to incorporate a number of the recommendation from the Study. He requested that Council consider and approve the following:

- That LFN be invited to review and comment on all applications for development that may affect ESAs.
- That any application within the ESA ranked 'moderate or high', be prohibited and considered unacceptable and that only applications of a lesser rating be considered, if at all.
- That LFN have the opportunity to take part in any future updating of the OCP Bylaw.
- That any development in an ESA be reviewed by a Qualified Environmental Professional at some stage in the application.

He thanked Council for the opportunity to provide input.

The Director of Development Services noted that the City utilizes the Qualified Environmental Professional best practices whenever it is necessary to make an determination on an environmentally sensitive watercourse.

3. **MOTION TO CLOSE PUBLIC HEARING**

MOVED by Councillor Martin

SECONDED by Councillor van den Broek

THAT the public hearing close at 7:11 p.m.

CARRIED

MAYOR

CORPORATE OFFICER